

After recording, return to:  
Keddy Mill Enterprises LLC  
c/o MECAP  
84 Middle Street  
Portland, ME 04101

Doc# 54058 Bk:29050 Pg: 322

## QUITCLAIM DEED WITHOUT COVENANT

**HRC – VILLAGE AT LITTLE FALLS, LLC**, a-Maine limited liability company, with a principal office and mailing address of 100 Commercial Street, Suite 401, Portland, Maine 04101 (“Grantor”), for consideration paid, releases to, **KEDDY MILL ENTERPRISES, LLC** a Maine limited liability company with a mailing address of c/o Perkins Olson, 32 Pleasant Street, P. O. Box 449, Portland, ME 04112-0449, (“Grantee”), any and all right, title and interest in and to the real property, together with any improvements thereon, located at Depot Street, in the Windham, Cumberland County, Maine, more particularly bounded and described as follows (the “Premises”):

### PARCEL I (TAX MAP 38, LOT 7):

A certain lot or parcel of land in the Town of Windham, County of Cumberland, and State of Maine and being more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of land now or formerly of George Wood recorded in Book 16601, Page 217 at the Cumberland County Registry of Deeds (“CCRD”).

THENCE S 89°- 07'- 00" E along the southerly side of Depot Road 281.81 feet to a 1-inch iron pipe;

THENCE N 73°- 29'- 00" E along the southerly side of Depot Road 35.83 feet to a point. Said point being the northwesterly corner of land now or formerly of Joseph Kittrell as recorded in Book 16811, Page 99 (CCRD);

THENCE S 15°-32'-00" E along the westerly line of lands of said Kittrell 141.00 feet to a point;

THENCE S 41°- 27'-00" E along the southwesterly line of land of said Kittrell 72.00 feet to an 1-inch iron rod;

THENCE N 75°- 49' - 00" E along the southerly line of land of said Kittrell 148.08 feet to a 1-inch iron pipe. Said iron pipe being the on the westerly right-of-way line of land owned by Maine Central Railroad;

THENCE southerly along said westerly right-of-way line of Maine Central Railroad being a curve to the right 101.02 feet to a point. Said curve has a radius of 1881.86', Chord Length of 101.01', and a Chord Bearing of S 08°- 51'-14" W;

THENCE S 10°- 23'-30" W along said westerly right-of-way line of said Maine Central Railroad 812.42 feet to a point;

Thence S 73°-03'-30" W along said westerly right-of-way line of said Maine Central Railroad 50.00 feet to an iron rod;

THENCE S 00°-40'-40" E along said westerly right-of-way line of said Maine Central Railroad 172.46 feet to a 4"x 4" concrete monument. Said point being a northeasterly corner of lands now or formerly of S.D. Warren Company as recorded in Book 3612, Page 25 (CCRD);

THENCE N 79°-36'- 30" W along a northeasterly line of said land of S.D. Warren Company 67.13 feet to a 4" x 4" concrete monument;

THENCE N 03°-58'- 30" E along a easterly line of said land of S.D. Warren Company 606.62 feet to a 4" x 4" concrete monument;

THENCE N 42° 33' 00" W along a northeasterly line of said land of S.D. Warren Company 389.60 feet to a point;

THENCE N 77°-50'-00" W along northeasterly line of said land of S.D. Warren Company 34.72 feet. Said point being easterly of the S.D. Warren Co. power plant;

THENCE N 12°-27'-00" E along a easterly line of said land of S.D. Warren Company 58.74 feet to a drill hole;

THENCE N 77°-33'-00" W along northerly line of said land of S.D. Warren Company 99.6 feet to a point. Said point being the southeasterly corner of the remaining land now or formerly of Lumas, Inc. as recorded in Book 18046, Page 32 (CCRD).

THENCE N 15°-46'-30" E along said land now or formerly of Lumas 192.79 feet to a 6" x 6" granite monument. Said point being the southeasterly corner of land of said Wood;

THENCE N 15°-46'-30" E along the easterly line of said Wood 59.97 feet to the  
POINT  
OF BEGINNING.

The basis of bearing for the above described parcel is 1969 Magnetic North.

The above described premises are shown on Plan entitled "Existing Conditions Plan of Keddy Mill" by Northeast Civil Solutions, dated November 6, 2003, recorded in the Cumberland County Registry of Deeds in Registry of Deeds in Plan Book 204, Page 78.

Being the same premises conveyed to HRC-Village at Little Falls, LLC by deed from Village at Little Falls, LLC, dated November 30, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24617, Page 165.

**PARCEL II (TAX MAP 38, LOT 13):**

A certain lot or parcel of land together with any improvements thereon, situated in in South Windham, in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Situated on the Southeasterly side of what is now known as Depot Street and bounded Northwesterly by said Depot Street; bounded Southwesterly and Southeasterly by land now or formerly of Sebago Wood Board Company, and Northeasterly by land now or formerly owned by Maine Central Railroad Company.

Being the same premises conveyed to HRC – Village at Little Falls, LLC by deed of Joseph Kittrell, dated April 5, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23835, Page 21.

The above-described Parcels I and II are hereby conveyed subject to all matters of record.

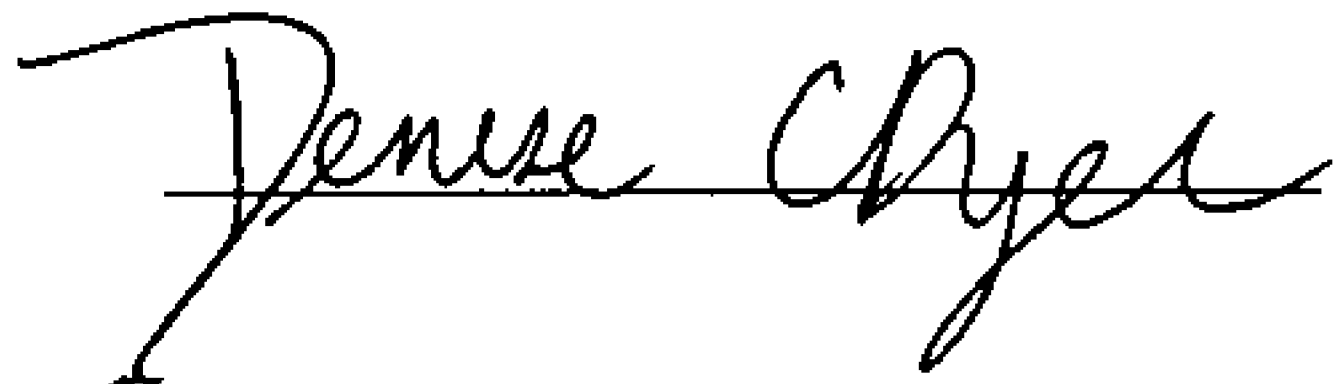
By acceptance of this deed, the Grantee assumes all liability for liens and encumbrances and any and all assessments including unpaid real and personal property taxes.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its undersigned officer, duly authorized, this 19 day of October, 2011.

WITNESS:

HRC – VILLAGE AT LITTLE FALLS, LLC



By:   
Name: Renee J. Lewis  
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND,ss

October 17, 2011

Personally appeared the above-named Renee J. Lewis, in her capacity as Manager of HRC – Village at Little Falls, LLC and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Grantor.

  
Notary Public/Attorney-at-Law

Printed Name: Denise Chyer  
Commission Expires: Oct. 13, 2012

SEAL

SEEN AND AGREED TO:  
KEDDY MILL ENTERPRISES, LLC  
By: LUMAS, INC.  
Its: Sole Member

\_\_\_\_\_  
By: Scott Lalumiere  
Its: President

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its undersigned officer, duly authorized, this \_\_\_\_ day of October, 2011.

WITNESS: HRC – VILLAGE AT LITTLE FALLS, LLC


\_\_\_\_\_  
By: \_\_\_\_\_  
Name: Renee J. Lewis  
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND,ss October \_\_\_, 2011

Personally appeared the above-named Renee J. Lewis, in her capacity as Manager of HRC – Village at Little Falls, LLC and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Grantor.

\_\_\_\_\_  
Notary Public/ Attorney-at-Law  
Printed Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

SEEN AND AGREED TO:  
KEDDY MILL ENTERPRISES, LLC  
By: LUMAS, INC.  
Its: Sole Member

  
\_\_\_\_\_  
By: Scott Lalumiere  
Its: President

Received  
Recorded Register of Deeds  
Oct 20, 2011 02:11:36P  
Cumberland County  
Pamela E. Lovley